

ORDINANCE NO 26-05

ORDINANCE AMENDMENT TO THE VILLAGE OF VERNON ZONING ORDINANCE ARTICLE 6, TABLE 6-1, ARTICLE 7, SECTION 7.19, ARTICLE 8, SECTION 8.2.6

The Village of Vernon ordains:

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE VILLAGE OF VERNON, MICHIGAN BY REVISING ARTICLE 6 ZONING DISTRICT, MAP AND SCHEDULE OF REGULATIONS, TABLE 6-1. REVISING ARTICLE 7 SUPPLEMENTARY REGULATIONS, SECTION 7.19 HOME OCCUPATIONS. REVISING ARTICLE 8 OFF-STREET PARKING AND LOADING REGULATIONS, ADDITIONS, SECTION 8.2.6 HOME OCCUPANTION PARKING REQUIREMENTS

TABLE 6-1: DISTRICT USES:

TABLE 6-1: DISTRICT USES P = Uses Permitted By Right, SUP = Uses Permitted by Special Use Permit								
	R-1A	R-1B	R-1M	B-1	B-2	M-1	A-1	R-MH
RESIDENTIAL USES								
Adult Day Care (1-6)	SUP	SUP	SUP	P	P			
Adult Day Care (7-12)			SUP	P	P			
Adult Day Care (13+)				P	P			
Adult Foster Care Family Home	P	P	P					
Adult Foster Care Large Group Homes (7-12)		P	P					
Adult Foster Care Large Group Homes (13-20)			P					
Adult Foster Care Small Group Home (1-6)	P	P	P					
Bed and Breakfast	SUP	SUP	SUP	P	P		SUP	
Conversion of One-Family Dwellings	SUP	SUP	SUP					
Family Day Care Home	P	P	P				P	
Group Day Care Home	SUP	SUP	SUP					
Home Occupations, High Intensity	SUP	SUP	SUP					
Home Occupations, Low Intensity (Mobile Repair Facility)	P	P	P					
Mobile Home Parks								P
Multiple-Family Dwellings			P					
One-Family Dwelling	P	P	P				P	
Two-Family Dwellings		P	P					
INSTITUTIONAL USES								
Business Schools or Private Schools operated for profit				P				
Cemeteries							SUP	
Educational Institutions	SUP	SUP	SUP				SUP	
Golf Courses and Country Clubs							SUP	

TABLE 6-1: DISTRICT USES P = Uses Permitted By Right, SUP = Uses Permitted by Special Use Permit								
	R-1A	R-1B	R-1M	B-1	B-2	M-1	A-1	R-MH
Institutions for Human Care	SUP	SUP	SUP	SUP	SUP		SUP	
Private Non-Commercial Recreation Areas		SUP	SUP				SUP	
Public Buildings and Public Utility and Service Installations	SUP	SUP	SUP			P		
Public Recreation and Playgrounds	P	P	P			P	SUP	
Religious Institutions	SUP	SUP	SUP				SUP	
Social Institutions	SUP	SUP	SUP	P			SUP	
Special Open Space uses, Public Beaches, Bathhouses, Private Resorts, Recreational Camps and other Open Space uses operated for profit							SUP	
Trade or Industrial Schools						P		
Travel Trailer Parks							SUP	
COMMERCIAL AND OFFICE USES								
Automatic and Self Service Car Wash					SUP			
Automobile Showroom for New or Used Automobiles.				P				
Banks and other Financial Institutions				P				
Building Supply and Equipment Stores				P				
Business Service Establishment				P	P			
Commercial Recreation				SUP	SUP			
Contractor's Establishment engaging in retail activities on the site				SUP	SUP	P		
Day Nursery		SUP	SUP					
Temporary and Transient Amusement Enterprises							SUP	
Drive thru Business				SUP	SUP			
Funeral Homes and Mortuaries			SUP	P				
Gasoline Service Stations				SUP				
Greenhouses and Nurseries Selling at retail on the premises.							SUP	
Ice Storage and Portable Dispensing					P			
Medical Clinic				P	P			
Motel					SUP			
Open Air Business					SUP			
Passenger Terminals				P	P	P		
Personal Service Establishments				P				
Planned Shopping Centers				SUP				
Printing, Publishing, Photographic Reproductions, Blueprinting and Related Trades and Art				P				
Public Garage						P		
Restaurants				P	P			

TABLE 6-1: DISTRICT USES P = Uses Permitted By Right, SUP = Uses Permitted by Special Use Permit

	R-1A	R-1B	R-1M	B-1	B-2	M-1	A-1	R-MH
Retail Establishments				P				
Retail Establishments, Regional					P			
Secondhand Stores				SUP				
Servicing and Repair of Motor Vehicles, Trailers and Land, Snow or Water Recreational Vehicles as an accessory use to a principal retail use such as an Automobile Showroom				SUP	P			
Sexually Oriented Businesses						P		
Taverns				P				
Vehicle Repair Shop				SUP	SUP	P		
Veterinary clinics				SUP			SUP	
Veterinary hospitals and kennels						P		
INDUSTRIAL USES								
Any production, processing, clearing, testing, repair, storage, and distribution of materials, goods, foodstuffs, and other semi-finished or finished products from previously prepared material						P		
Contractor's Establishment not engaging in retail activities on the site						P		
Grain and Seed Elevators and Sales, Cold Storage for cooperative and/or wholesale agricultural products						P		
Junk Yards						SUP		
Light Manufacturing and Processing						P		
Open Industrial or Storage uses						P		
Sand or Gravel Pits, Quarries							SUP	
Sewage Treatment and Disposal Installations							SUP	
Small Manufacturing and Processing Establishments selling their entire output at retail on the premises				SUP				
Storage and Repair of large trucking equipment						SUP		
Storage Facilities for building materials, and, gravel, stone, lumber and contractor's equipment						P		
Truck or Rail Freight Terminal						P		
OTHER USES								
Accessory Structures	A	A	A	A	A	A	A	A
Accessory Uses	A	A	A	A	A	A	A	A
Advertising Structures							SUP	
Airports or Landing Fields							SUP	
Automobile Parking	P	P	P	P	P	P	P	P
Communication Antennae	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP

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	R-1A	R-1B	R-1M	B-1	B-2	M-1	A-1	R-MH
Communication Towers						SUP	SUP	
Essential Services	P	P	P	P	P	P	P	P
Name Plates and Signs	P	P	P	P	P	P	P	P
Planned Unit Development			SUP					
Railroad uses, including all necessary trackage, switches, operating devices, storage, marshaling yards, and freight yards or sidings						P		
Raising and keeping of chickens on a noncommercial basis	SUP	SUP					SUP	
<i>Temporary Buildings ADDRESS IN GENERAL PROVISIONS</i>								
AGRICULTURAL								
Field Crop, Fruit Farming and Tree Nurseries						P		
Field Crop and Fruit Farming, Truck Gardening, Horticulture, Aviaries, Hatcheries, Apiaries, Greenhouses, Tree Nurseries, and similar agricultural enterprises, along with accessory uses incidental to the above							P	
Public areas such as Forest Preserves, Game Refuges, Forest-type Recreation Parks and similar public uses of low density character							P	
Public and private conservation areas and structures for the conservation of water, soils, open space, forest and wildlife resources.							P	

Section 7.19 HOME OCCUPATIONS

Home Occupations are permitted in residentially zoned districts, subject to the following conditions:

- 1) Home occupations shall be reviewed annually. If conditions in this section are not met, said permit may be revoked by the Village Planning Commission.
- 2) There shall be no visible change to the outside appearance of the dwelling.
- 3) No person, other than members of the family residing on the premises, shall be engaged in such occupation.
- 4) Traffic, parking, sewage or water use shall not be noticeably different from impacts associated with a typical home in the neighborhood.
- 5) Parking requirements comply with Article 8.

6) The use shall not generate noise, vibration, glare, fumes, toxic substance, odors or electrical interference, at levels greater than normally associated with a single-family home.

7) Outside storage or display is prohibited.

8) Signs are not permitted except address numbers.

9) The home occupation shall occupy no more than twenty five (25) percent of the usable floor area of the dwelling.

10) All delivery of goods and visits by patrons and activity shall occur between 8:00 a.m. and 8:00 p.m.

11) The following home occupations are prohibited:

a) Private clubs

b) Repair shops which may create a nuisance due to noise, vibration, glare, fumes, odors or electrical interference.

c) Restaurants.

d) Stables or kennels.

e) Tourist homes.

f) Repair, maintenance, painting and storage of automobiles, machinery

g) trucks, boats, recreational vehicles and similar items.

Any proposed home occupation that is neither specifically permitted above, or specifically prohibited above, shall require a special use permit.

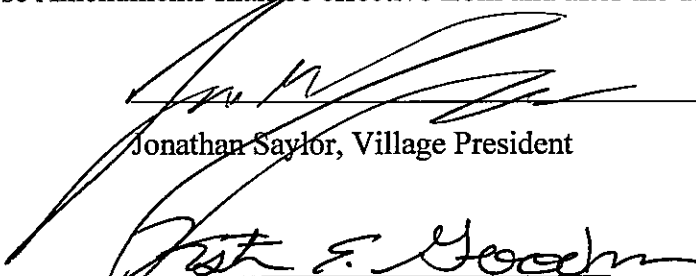
Section 8.2.6 HOME OCCUPATION PARKING REQUIREMENTS

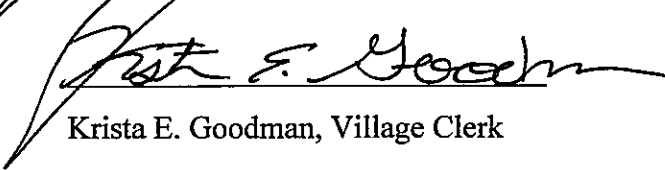
A home occupation shall supply at least one (1) additional off-street parking space in excess of the parking required for the principal use within the zoning district. Each vehicle used in connection with an approved special use shall be assigned its own dedicated off-street parking space on the same lot.

Section 2. Savings Clause. This Ordinance shall in no manner affect pending litigation, either civil or criminal, founded or growing out of any ordinance, resolution, order or parts thereof, hereby repealed, and this ordinance shall in no manner affect any rights, claims, privileges, immunities or causes of action of the Village, County or other person, either criminal or civil, that may have already occurred, accrued or grown out of any ordinance, resolution, order or policy, or any part thereof, hereby repealed. This Ordinance shall in no manner affect pending litigation, either civil or criminal, founded or growing out of any ordinance, resolution, order parts thereof, hereby repealed.

Section 3. Validity and Severability. Should any portion of this Ordinance be found invalid for any reason, such a holding shall not be construed as affecting the validity of the remaining portions of the Ordinance.

Section 4. Effective Date. These Amendments shall be effective from and after the date of their publication.


Jonathan Saylor, Village President

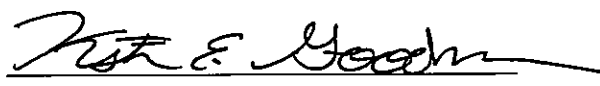

Krista E. Goodman, Village Clerk

Village Council Member Sherman offered the foregoing Amending Ordinance, and moved its adoption. The motion was seconded by Village Council Member Pfeiffer and upon being put to a vote, the vote was as follows:

Jonathan Saylor, President	Yes
Scott Ethington, President Pro-Temp	Yes
Russel Hilliker, Trustee	Yes
Deborah Ochodnicky, Trustee	Absent
Carolyn Pfeiffer, Trustee	Yes
Lauren Pletscher, Trustee	Absent
Rosemary Sherman, Trustee	Yes

The President there upon declared this Ordinance approved and adopted by the Village Council of the Village of Vernon this 16th day of September, 2026.

I hereby certify that the foregoing constitutes a true and complete copy of Ordinance No. 26-05 adopted by the Village Council of the Village of Vernon, County of Shiawassee, Michigan, at a regular meeting held on September 16, 2026.


Krista E. Goodman, Village Clerk

